

**MINUTES - JOINT PUBLIC HEARING  
WAUKESHA COUNTY PARK AND PLANNING COMMISSION, WAUKESHA COUNTY  
LAND USE, PARKS AND ENVIRONMENT COMMITTEE AND THE TOWN OF GENESEE  
PLAN COMMISSION FOR THE 2006 WAUKESHA COUNTY DEVELOPMENT PLAN  
AMENDMENT REQUEST AND REZONING REQUEST  
(CZ-1633) OF GENERAC POWER SYSTEMS  
Tuesday, October 10, 2006, 8:30 a.m., Room 350**

**CALL TO ORDER**

Pat Haukohl, Chairperson, Waukesha County Park and Planning Commission, called the Public Hearing to order at 8:30 a.m.

Waukesha County Park and Planning Commission Members Present:	Pat Haukohl, Chairperson Walter Baade Betty Willert	Walter Kolb Gary Goodchild	Ellen Gennrich Bonnie Morris
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Commission Members Absent:	None.
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Waukesha County Land Use, Parks and Environment Committee Members Present:	Bill Mitchell, Chairperson Keith Harenda Wolff, Peter	Keith Hammitt Walter Kolb	Pauline Jaske Vera Stroud
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Waukesha County Land Use, Parks and Environment Committee Members Absent:	None.
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Town of Genesee Plan Commission:	Sharon Leair, Chairperson Drake Reid Tom Girman	Buck Houston Brett Engelking	Joe Turzynski Charlie Ross
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Town of Genesee Plan Commission Members Absent:	None.
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Staff Members Present:	Richard L. Mace, Planning & Zoning Manager Kathy Brady, Secretary Supervisor Mark Mader, Legislative Policy Advisor
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Guests Present:	Dan Waschow, Generac Andy Martin, Generac Ken Stock, Architect James Bennett Scott Bundy Krista Mann Mike Krason Rita Wendt Robert Feulner John Cesarz Michael Bera Dave Sobczak	Barb Whitmore, Town Clerk Jeff Herrmann, Town Planner Liz Friedlein, Town Clerk's Office Mary Bennett Jay Multhaut Richard Taugher Marcia Edwards Joyce Salzmman Barbara Harris John Harris Helen Bera Burt Edwards	Ruth Kamps JoAnn Kopshinsky Greg Gapinski Lee Kleczka Robert Matsen Bill Schbewe Mr. & Mrs. Charles Hill Don & Elsie Natalizio
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- Public Hearing to Consider the Generac Power Systems Amendment to the Waukesha County Development Plan and the rezoning of the property.

Mr. Mace read the Notice of Public Hearing into the record. He explained that procedurally, the Public Hearing is the first step of the process that will take place during the next few months. The County Board has directed that Plan amendment requests are accepted annually, from communities or individual petitioners to consider changes to the Waukesha County Development Plan (WCLDP). The closing date for all requests is January 15 of each year. The Waukesha County Park and Planning Commission decided unanimously on September 21, 2006, to allow Generac Power Systems to request a Waukesha County Development Plan Amendment, out of the January sequence. In addition, the rezone request on the property will also be heard at this time. After the Public Hearing, the Waukesha County Parks and Land Use staff will formulate a recommendation on the request and present it to the Waukesha County Park and Planning Commission and the Waukesha County Land Use, Parks and Environment Committee (LUPE). The Commission will review the recommendation for each amendment and discuss and decide whether they are in favor of or opposed to the request and advance their decision to the LUPE Committee who acts on the Ordinance and Resolution to be advanced to the Waukesha County Board regarding the request. After the Waukesha County Board's action, the appropriate changes are made a part of the permanent record.

Mr. Mace asked if there were any questions regarding the process?

A member of the audience asked when the residents in the area were officially notified of the Public Hearing for the rezoning of the property? Mr. Mace replied, the hearing is today, and the notices were sent out approximately three to four weeks ago to all property owners within 300' of the proposed rezone. Another member of the audience asked how many people were notified, to which Mr. Mace replied, "Approximately 20 persons." Mr. Mace indicated he would make his presentation, Generac Power Systems would present their proposal and questions and comments from the audience would follow.

- In the Town of Genesee, the following request is being made:

**Generac Power Systems**, P.O. Box 8, Waukesha, WI 53187, for property owned by Duane and Barbara Foltman, Trustees, 120 Lakeview Dr., Unit 404, Bloomingdale, IL, 60108 (GNT 1532.999.001 and GNT 1532.999) to amend the Waukesha County Development Plan (WCDP) from the Recreational and Commercial categories to the Industrial category and to amend the zoning on said property from the B-2 Local Business District to the M-1 Limited Industrial District (**CZ-1633**) under the Waukesha County Zoning Code. The property in question is located in the northeast quadrant of the intersection of S.T.H. 59 and Hillside Road, in the SE ¼ of Section 23, T6N, R18E, containing approximately 40 acres. The purpose of the Plan Amendment and the rezoning is to accommodate the proposed construction of a light manufacturing plant for Generac Power Systems, Inc., including corporate office space within said building, along with associated parking. In addition, the hearing will consider amending the Waukesha County Development Plan for other property, presently owned by Generac Power Systems, Inc. on the west side of Hillside Road and north of S.T.H. 59 (GNT 1532.997) as well as lands owned by Zero Zone, Inc., 10 North Oakridge Drive, North Prairie, WI (GNT 1532.998) from the Rural Density Residential and Other Agricultural Lands category to the Industrial category to recognize the existing use of the light industrial and warehouse uses on said properties. On each of the subject parcels, buildings have been erected in the past, which are used as part of the Generac Power Systems, Inc. shipping and warehousing facility as well as Zero Zone, Inc., which manufactures refrigeration equipment. Both of the subject buildings have been in place a

number of years and the amendment will provide for a correction to the Land Use Plan Map, which improperly located those existing facilities in the Rural Density Residential and Other Agricultural Lands category and will more properly locate them in the Industrial category.

Mr. Mace said the property is located on the northeast corner of S.T.H. 59 and Hillside Road in the Town of Genesee. Surrounding properties include the existing Generac Power Systems building to the west, Zero Zone, Inc. warehouse facility to the northwest, a wetland complex (Primary Environmental Corridor) to the north, mini warehouses to the northwest and a former pheasant pot pies business which is included in the request. The wetland complex behind the proposed building and existing facility will remain as untouched lands. The property was originally rezoned in 1964 to allow the existing Generac Plant. Other rezonings subsequently followed to allow the mini warehouse facility and light industrial and commercial use, as well as the golf course/driving range in 1976, 1986 and 1987. Correspondence dated October 4, 2006, from Michael and Terri Kelliher was read into the record. The letter stated they were opposed to the Generac project due to adverse impact on their well, exhaust emissions from the existing plant and the size of the proposed building. Additional correspondence dated October 4, 2006, was read into the record from Frederick Samann also opposing the proposed zoning change for the new building due to the large number of additional employees causing traffic problems, availability of groundwater for well purposes and the impact on Saylesville Mill Pond. He felt the project should be located in an industrial park.

Mr. Dan Waschow, Director of Manufacturing Services for Generac Power Systems introduced himself, and his associates, Mr. Andrew Martin, Supervisor of Industrial Engineering for Generac and Mr. Ken Stock, from the Heartland Group, Architect for the project. Mr. Waschow presented an overview of Generac Power Systems. The company has been in business for 47 years and consists of four manufacturing facilities located in Waukesha (Genesee), Eagle and Whitewater, WI and Maquoketa, IA. The corporate facility is located in Genesee and contains the engineering, corporate development, accounting, marketing and sales departments. It is the only facility that has not been expanded in many years. The company has experienced a 50% growth during the past year. The property across the street from the existing plant will be used for future expansion and is the topic of discussion. Additional staff will include engineers, salespersons, professional and technical staff. The primary focus of the new facility would be the addition of up to 200 professional/technical office jobs. It is not an actual addition of an entire new manufacturing processes, but the existing processes would be spread out between the two facilities. Operations proposed for the new facility include light assembly of generators (natural gas/LP), small electrical enclosures and switches and small alternator production. No processed water will be used in the new facility (only for restrooms and domestic supply). No painting, processing, cleaning or degreasing would take place in the new facility. In addition, 200 manufacturing positions would be shifted from the existing building to the new proposed building. No traffic flows would be changed into the current facility and the traffic flows would primarily come through Hillside Road and another access point off of S.T.H. 59. Truck traffic would be similar to what exists at the present time.

Mr. Stock, presented the proposed preliminary Site Development Plan for the new facility. He pointed out the location of the plant (approximately 145,000 sq. ft. in size and 20,000 sq. ft. of office space), the receiving and shipping docks, parking, stormwater detention basin and the mound septic system location. He also indicated that there would be one entrance to the new facility off of S.T.H. 59.

Mrs. Haukohl asked if the Commission or Committee members had any questions regarding the project? Mrs. Morris asked if the existing zoning (B-2 Local Business District) would allow a big box type store such as Walmart or Home Depot on the property, to which Mr. Mace replied, "Yes". Mr. Goodchild noted that because traffic seems to be an issue, if there were plans to reconstruct the intersection of Hillside Road and S.T.H. 59? Mr. Waschow replied that improvements would need to be made to the area, as well as the access

to the property (S.T.H. 59 and Hillside Road) per DOT requirements (acceleration/deceleration lanes and turning lanes). When the detailed Site Plan is prepared it can be discussed further. Mrs. Stroud asked if air pollution would be created with the new facility? Mr. Waschow replied, that LP natural gas generators would be tested and there would be VOC emissions with the testing. In addition, epoxy coating for the small alternators would be done at the new facility and is currently done at the existing plant. Mrs. Stroud asked if a DNR permit was required for the above processes, to which Mr. Waschow replied that Generac currently has an EPA permit. Mrs. Jaske said, with regards to the concerns of water usage that SEWRPC is in the process of completing a water study for Waukesha County and the southeastern Wisconsin region and it is expected to be completed in 2007. She asked if it would impact the development? Mr. Waschow said the well and septic system is sized for a code requirement of 10 gallons per day, per person. The well and septic would be designed for potentially 400 to 600 people coming to the plant, but it is not a net increase, because many of the employees are coming from the existing plant. Mrs. Jaske asked if consideration has been taken in providing protection for the adjacent neighbors wells regarding drawdown? Mr. Stock, replied that the well drilling aspect has not been studied at this time. A well for the warehouse behind the existing facility was drilled a few years ago and water was hit at 50' down, however, the quality was not good so it went deeper. Mrs. Jaske suggested the SEWRPC study should be considered in the engineering planning. Mr. Waschow added, that well depth in the area (according to DNR records) varies from 200' to 700'.

Mrs. Jaske asked if traffic lights would be added at either Hillside Road or the access (entrance) from S.T.H. 59? Mr. Waschow responded, the DOT did not mention the requirement of traffic lights. He added, the additional professional staff's traffic patterns at the new facility would be spread out. Mr. Mace asked if changes for acceleration/deceleration lanes on Hillside Road and S.T.H. 59 were discussed? Mr. Waschow replied, "Yes", paved turning lanes would be added at Hillside Road. Chairperson Haukohl asked if there would be increased exhaust emissions issues from the new plant? Mr. Waschow replied, "No". He explained, at the current facility an exhaust stack near Hillside Road sometimes has diesel soot coming from it due to the current generator testing but there would be no increase. Chairperson Leair asked if the generators would be tested inside or outside of the plant, to which Mr. Waschow responded, "Inside the plant". He added that an air makeup system is currently in place, which is required by the DNR and EPA. Mrs. Gennrich asked if there were complaints about the operation in the past regarding exhaust? Chairperson Leair replied, that generally Generac has a good record with the Town. A question was asked regarding the new facility, and if there would be an increase in testing of natural gas and LP generators? Mr. Waschow said the volume could go up, however, strict use limits are enforced under the current EPA permit. Mrs. Stroud asked with regards to additional impervious surfaces being created, if Generac was working with the Land Resources staff? Mr. Stock responded, Jahnke and Jahnke have been hired to provide stormwater management services. Preliminary soil borings have been taken and there is more than adequate storage for stormwater runoff and will meet DNR requirements.

The hearing was opened for public comment and questions. A large number of neighbors and concerned citizens all spoke in opposition of the project. Their concerns are summarized below:

- Citizens were not given sufficient time to review the issues of the proposed project before the hearing.
- Concerns regarding the large size of the plant itself and the thought that it should be located in an industrial park elsewhere, not on the current proposed property.
- Concerns regarding the protection of the surrounding wetland.
- Water issues regarding the additional water usage and the effect on the neighboring property wells.
- Serious traffic safety concerns and improvements such as a traffic light being placed at Hillside Road.
- Assurances in writing for properties with wells in the nearby area that they would be reimbursed for any future problems they may incur.

- Previous denials were made for proposed projects on the subject property for the same concerns mentioned.
- Improvement in the hearing notice notification process for citizens.
- Concerns regarding adequate sewage disposal.
- Concerns with grading, filling, erosion, water recharge areas and stormwater runoff.
- Concerns regarding noise and requirements for noise protection at the property boundaries.
- Additional police and fire protection concerns.
- Trash and litter along the roadways from additional number of employees.
- Impact on wildlife in the area.
- Decrease in property values in the immediate area.
- Views being obstructed by the proposed facility, keep the area rural.
- What other locations/sites have been discussed regarding Generac's expansion.
- The property is not large enough to support an expansion of this size.
- Lighting concerns.
- Wait for the SEWRPC Water Study to be completed in 2007 before proceeding with any approvals.
- General environmental concerns.
- Evening meetings on the proposed expansion would allow more concerned citizens to attend rather than during the workday for most individuals.
- Clarification of the number of employees being added.

Chairperson Haukohl asked if there were any further comments and there being none, the public hearing was closed at 10:30 a.m.

Chairperson Leair said normally, she would also close the public hearing, however, if the Town of Genesee Plan Commission would like any additional information regarding the request, the hearing would be held open until a date certain. No one requested additional information and Chairperson Leair closed the public hearing. She announced the Town of Genesee would meet immediately following the public hearing in Room 355/359 of the Waukesha County Administration Building regarding the Land Use Plan Amendment and rezoning requests for Generac and also another issue of the Town.

Chairperson Mitchell closed the public hearing.

***With no further business to come before the Waukesha County Park and Planning Commission, Mr. Baade moved, seconded by Mrs. Willert and carried unanimously to adjourn until their next regularly scheduled meeting on October 19, 2006.***

Respectfully submitted,

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Betty Willert  
Secretary, Park and Planning Commission

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Keith Harenda  
Secretary, Land Use, Parks and Environment Committee

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